LOT 4
IN OR 2046/446
CHURCH ROAD EST PB 7/301

GRAHAM SHARI T/HIGGINBOTHAM ALBERT L
45300 DIXIE AVE
CALLAHAN, FL 32011-3709

2024

10-1N-25-022H-0004-0000

BUILDING CHARACTERISTICS

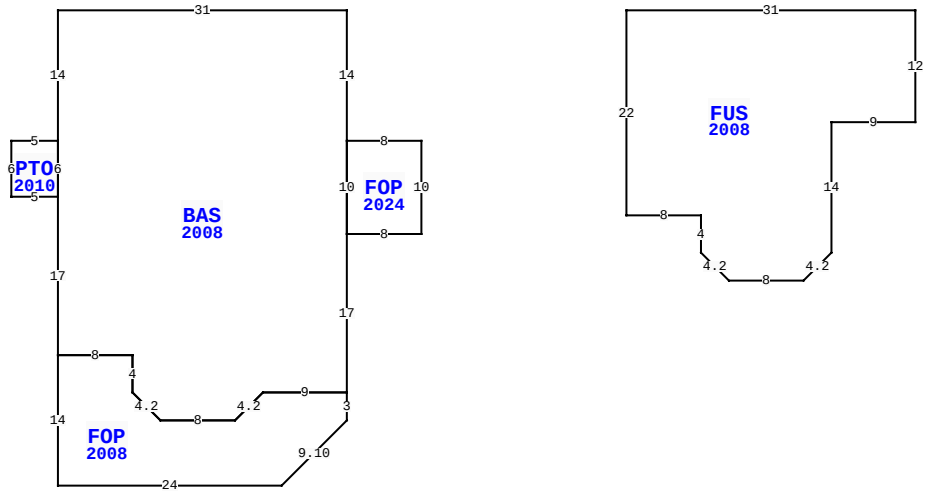
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	165,058
FOP	285	30	86	11,160
FOP	80	30	24	3,115
FUS	681	100	681	88,369
PTO	30	5	2	259
TOTALS	2,348		2,065	267,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,065	111.6220	139.53	288,129	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 0 Heated Area: 1953 HX Base Yr



54090 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	267,960
TOTAL MARKET OB/XF VALUE	11,116
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	314,076
SOH/AGL Deduction	45,438
ASSESSED VALUE	268,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,638
TOTAL JUST VALUE	314,076
NCON VALUE	10,750
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23567	XFOB	5,396	05/01/2010
C20851	CO ISSUED	0	12/01/2007
B20851	NEW CONSTR	155,000	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0446	5/03/2016	WD	Q	I	01	165,000
GRANTOR: SHEPPARD LEIGH ANNE						
GRANTEE: GRAHAM SHARI T & AL						
1575/1722	7/09/2008	WD	Q	I	01	163,800
GRANTOR: GRAHAM SHARI						
GRANTEE: SHEPPARD LEIGH ANNE						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	2008	2008	3	89	1,157	
2	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	2010	2010	3	91	379	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2010	2010	3	45	1,944	
4	0811	CONCRETE B	1	0	0	0	1,000.00	SF	5.20	5.20	100	2024	2018		97	5,044	
5	0680	POLE SHED	1	0	24	12	288.00	SF	10.00	10.00	100	2024	2019		90	2,592	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W31 S14 S6 S17 E8 S4 D3R3 E8 U3R3 E9 N17 N10 N14 $
FUS=[YR=2008;ORIG=30,0] E31 S12 W9 S14 D3L3 W8 U3L3 N4 W8 N22 $
FOP=[YR=2008;ORIG=-31,37] S14 E24 U7R7 N3 W9 D3L3 W8 U3L3 N4 W8 $
PTO=[YR=2010;ORIG=-31,14] W5 S6 E5 N6 $
PTR=[ORIG=0,0] E30 W30 $
FOP=[YR=2024;ORIG=0,14] E8 S10 W8 N10 $
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LAND DESCRIPTION

TOTAL OB/XF 11,116

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS